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SEP 21 1988

DEPARTMENT OF  
GENERAL SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

5730 - 24TH STREET  
BUILDING FOUR  
SACRAMENTO, CA  
95822-3699

OFFICE OF THE DIRECTOR

916-449-5548

September 20, 1988

APPROVED  
BY THE CITY COUNCIL

DIVISIONS:

City Council  
Sacramento, California

OCT. 4 1988

OFFICE OF THE  
CITY CLERK

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
PROCUREMENT SERVICES

Honorable Members In Session:

SUBJECT: MEMORIAL AUDITORIUM/THEATER ARCHITECTURAL PROGRAM  
AND CONSTRUCTION ESTIMATE - PA06

SUMMARY

This report requests the Council to accept the Architectural Program completed by Vitiello + Associates/Loschky, Marquardt & Nesholm.

BACKGROUND

On February 18, 1986 the City Council voted to close Memorial Auditorium due to fire, life and safety considerations and the lack of handicap access to the facility.

In March of 1986 the Council established a nineteen member task force to investigate and make recommendations on the future use of the Memorial Auditorium. The task force conducted nine meetings between March 26th and July 30, 1986. Out of twenty-one potential uses, originally considered by the task force, members elected to complete a detailed investigation for both fixed seat theater and flat floor arena concepts.

After many public hearings the Council, in May 1987, approved the task force recommendation to renovate Memorial Auditorium into a fixed seat theater for the performing arts. As a direct result of the Council's decision a twelve member Design Advisory Committee was appointed to work in conjunction with the selected architectural programming firm during development of a comprehensive architectural program that would clearly define the scope of work involved to renovate Memorial Auditorium into a first class theater for the performing arts. In May 1987, the Department of General Services issued a "Request for

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Qualifications" for architectural programming services and received fifteen submittals. After review of each submittal and completion of formal interviews the programming team of Vitiello + Associates/Loschky, Marquardt & Nesholm was selected to complete the architectural program.

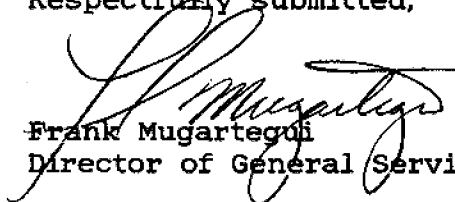
The programming team met with members of the Design Advisory Committee on September 16, 1987 followed by extensive interviews with committee members, potential users of the renovated theater, and conducted site visits to comparable facilities evaluating operational implications. The programming team researched, prioritized information obtained during their investigation and compiled a preliminary program that was distributed to members of the Design Advisory Committee prior to a second meeting on April 13, 1988. Following the April 13th meeting the programming team reviewed written comments by Committee members, conducted additional interviews to clarify needs and desires, investigated cost implications, seating arrangements, historic preservation concerns, urban planning issues and memorialization concerns expressed by members of the Design Advisory Committee and City staff prior to development of the final architectural program presented to the Design Advisory Committee on September 19, 1988.

The development of this architectural program represents a comprehensive evaluation of facility needs that will provide the foundation for the City's next step which involves architectural design of the Memorial Auditorium.

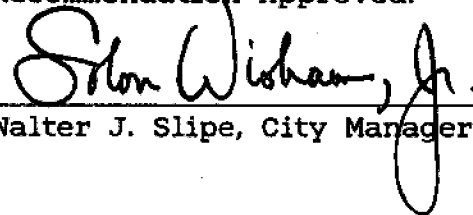
RECOMMENDATION

It is recommended that the City Council accept the architectural program developed by Vitiello + Associates/Loschky, Marquardt & Nesholm.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

Recommendation Approved:

  
for: Walter J. Slipes, City Manager

October 4, 1988  
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

RESOLUTION No. 88-849

Adopted by The Sacramento City Council on date of

RESOLUTION ACCEPTING THE ARCHITECTURAL PROGRAM FOR MEMORIAL AUDITORIUM/THEATER RENOVATION

APPROVED BY THE CITY COUNCIL

OCT. 4 1988

OFFICE OF THE CITY CLERK

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The architectural program prepared by Vitiello + Associates/Loschky, Marquardt & Nesholm is accepted as the basis for renovation of Memorial Auditorium into a theater for the performing arts.

\_\_\_\_\_  
MAYOR

ATTESTS:

\_\_\_\_\_  
CITY CLERK



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September 20, 1988

DIVISIONS:

Budget and Finance and  
Transportation and Community Development Committee  
Sacramento, California

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
PROCUREMENT SERVICES

Honorable Members In Session:

SUBJECT: MEMORIAL AUDITORIUM/THEATER ARCHITECTURAL PROGRAM

SUMMARY

This report recommends acceptance of the Architectural Program prepared by Vitiello + Associates/Loschky, Marquardt & Nesholm for conversion of Memorial Auditorium to a theater for the performing arts.

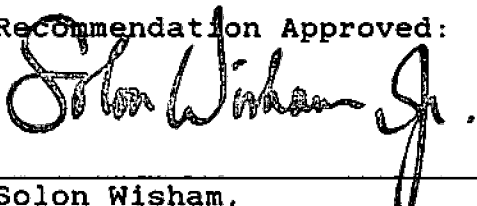
RECOMMENDATION

It is recommended that the Budget and Finance and Transportation and Community Development Committee review and recommend adoption by the full Council of the attached report accepting the Architectural Program developed by Vitiello + Associates/Loschky, Marquardt & Nesholm.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

Recommendation Approved:

  
\_\_\_\_\_  
Solon Wisham,  
Assistant City Manager

September 27, 1988  
District 1